

LAND DESCRIPTION
THAT TRACT DESIGNATED AS RESERVE "A", PENN COVE PARK DIVISION NUMBER ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 4 OF PLATS, PAGE 19, RECORDS OF ISLAND COUNTY, WASHINGTON, EXCEPT THAT PORTION CONVEYED TO ISLAND COUNTY FOR A PUBLIC ROAD BY DEED RECORDED DECEMBER 31, 1959, UNDER AUDITOR'S FILE NO. 126654, RECORDS OF ISLAND COUNTY; RESERVE "A" BEING LOCATED IN SECTION 22, TOWNSHIP 32 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, ISLAND COUNTY, WASHINGTON.

DEDICATION
KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE THIS PLANNED RESIDENTIAL DEVELOPMENT AND DEDICATE TO THE HOMEOWNERS ASSOCIATION FOREVER, ALL PRIVATE ROADS SHOWN HEREON AS TRACT F AND WHATEVER MUTUALLY OWNED PROPERTY THAT IS SHOWN ON THIS PLANNED RESIDENTIAL DEVELOPMENT. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES, CUTS AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE TRACT, AND TO MAINTAIN AND THE RIGHT TO DRAIN SAID ROADS OVER AND ACROSS ANY TRACT, LOT OR LOTS HEREIN, AND THE RIGHT TO TAKE THE COURSE AFTER THE ORIGINAL GRADING OF SAID ROADS ARE HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION. ALSO THE RIGHT TO DRAIN THE PUBLIC ROADS OVER AND ACROSS ANY TRACT, LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING OF SAID ROADS, IS HEREBY GRANTED TO THE PUBLIC.

GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY AND THE HOMEOWNERS ASSOCIATION WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLANNED RESIDENTIAL DEVELOPMENT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PRIVATE ROADS.

ALL LOTS, TRACTS OR PARCELS OF LAND EMBRACED IN THIS PLANNED RESIDENTIAL DEVELOPMENT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE RESTRICTIVE AND PROTECTIVE COVENANTS RECORDED IN VOLUME 821, PAGES 1222, UNDER AUDITOR'S FILE NO. 22015246, RECORDS OF ISLAND COUNTY, WASHINGTON. TRACTS A, B, E AND F ARE RESERVED AND PERMANENTLY COMMITTED AS OPEN SPACE AND ARE TO BE LEFT IN THEIR UNDISTURBED NATURAL STATE, EXCEPT THOSE PORTIONS DESIGNATED AS RECREATIONAL AREAS, UTILITY FACILITIES, AND UTILITY EASEMENTS; ALSO TRACTS A, B, C, D, E, AND F SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION AS DESCRIBED WITHIN THE RESTRICTIVE AND PROTECTIVE COVENANTS REFERENCED HEREIN.

Gordon A. S. Capretto
GORDON A. S. CAPRETTO, TRUSTEE
THE SHORES AT PENN COVE L.L.C.

Michael K. Williams
MICHAEL K. WILLIAMS, TRUSTEE
THE SHORES AT PENN COVE L.L.C.

Shelley M. Capretto
SHELLEY M. CAPRETTO, TRUSTEE
THE SHORES AT PENN COVE L.L.C.

ACKNOWLEDGMENTS
STATE OF WASHINGTON
COUNTY OF ISLAND
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GORDON A. S. CAPRETTO, MICHAEL K. WILLIAMS, AND SHELLEY M. CAPRETTO ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT EACH AS ONE OF SAID PARTIES TO THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: 8/22/00

Debbie C. Ebrecht
DEBBIE C. EBRECHT
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-11-01

DEBBIE C. EBRECHT
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-11-01

LAND SURVEYOR'S CERTIFICATE
I, ROBERT D. GRAY, HEREBY CERTIFY THAT THIS MAP OF PLANNED RESIDENTIAL DEVELOPMENT NO. PRD 002/92, THE SHORES AT PENN COVE, CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT, IN THE MONTH OF August 2002.

Robert D. Gray
ROBERT D. GRAY, REGISTERED LAND SURVEYOR
CERTIFICATE NO. 11941
8/22/00

TREASURER'S CERTIFICATE
ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 2001.

Maxine R. Sauter
MAXINE R. SAUTER, ISLAND COUNTY TREASURER

ENGINEER'S APPROVAL CERTIFICATE
EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 36.17.160(C) AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 23RD DAY OF August, 2000
James D. Sauter
JAMES D. SAUTER, PE, COUNTY ENGINEER

DIRECTOR'S APPROVAL CERTIFICATE:
THIS PLANNED RESIDENTIAL DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF PLANNED RESIDENTIAL DEVELOPMENT MAPS WHICH WERE ESTABLISHED BY CHAPTER 16.17 OF THE ISLAND COUNTY CODE PRIOR TO DECEMBER 1, 1998, AND IS HEREBY APPROVED THIS 23RD DAY OF August, 2002.
Larry Kwasnick
LARRY KWASNICK, DIRECTOR

BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE
THIS PLANNED RESIDENTIAL DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF PLANNED RESIDENTIAL DEVELOPMENT MAPS THAT WERE ESTABLISHED BY CHAPTER 16.17 OF THE ISLAND COUNTY CODE PRIOR TO DECEMBER 1, 1998, AND IS HEREBY APPROVED THIS 23RD DAY OF August, 2002.

Mike Shelton
MIKE SHELTON, CHAIRMAN MEMBER
William L. McDowell
WM. L. MCDOWELL, MEMBER CHAIRMAN
William F. Thoren
WILLIAM F. THORN, MEMBER

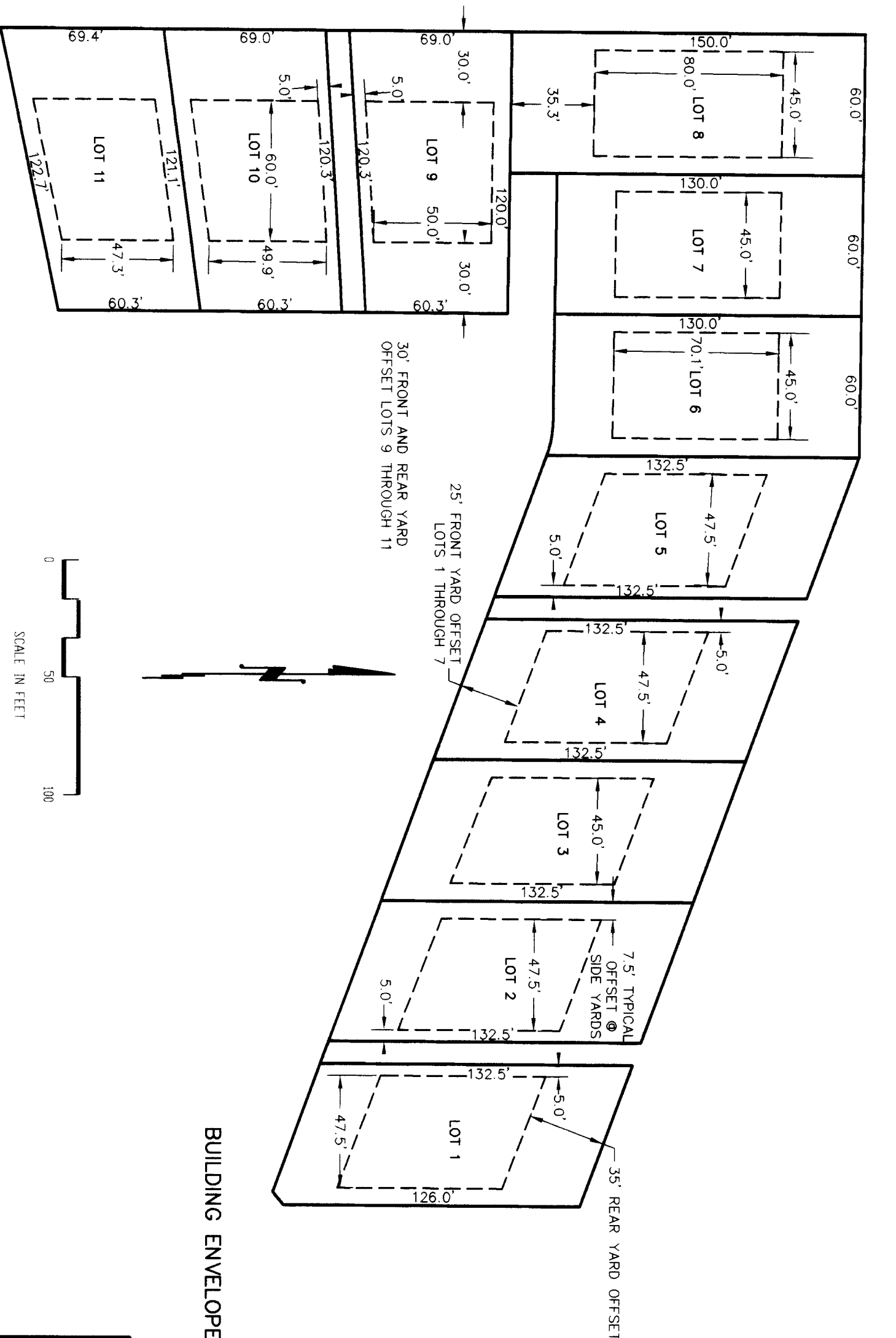
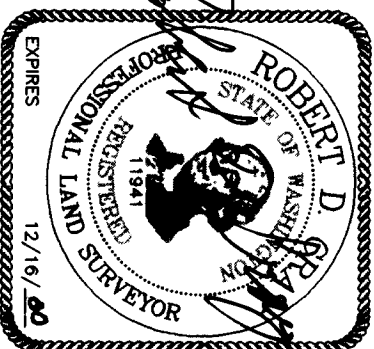
Margaret Rosenberg
MARGARET ROSENBERG
CLERK OF THE BOARD

CERTIFICATE OF TITLE
RECORDED 8-28-2000 IN VOLUME 821, PAGE 1797
AUDITOR'S FILE NO. 22015246, RECORDS OF ISLAND COUNTY, WASHINGTON.

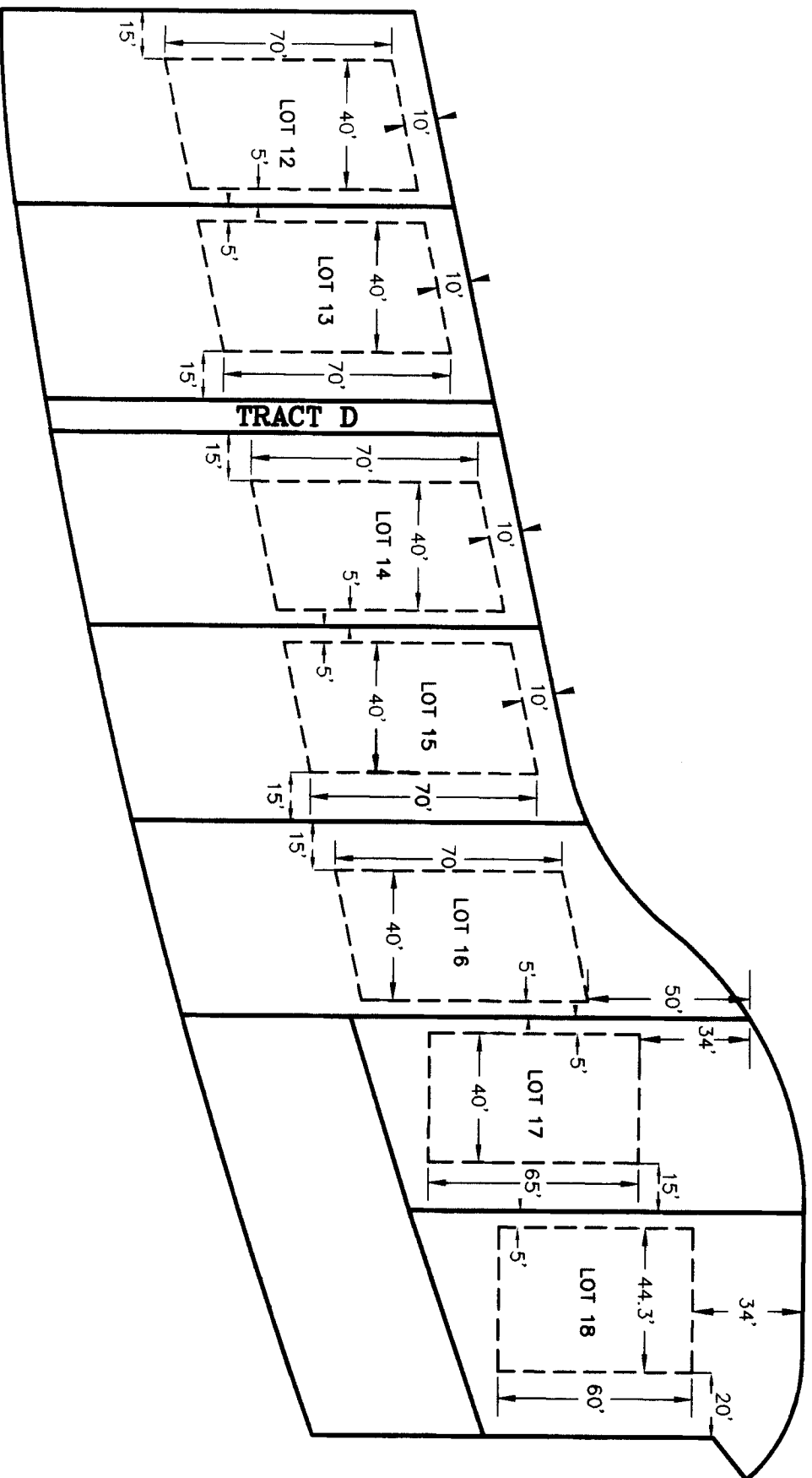
AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF PENN COVE L.L.C.
THIS 23RD DAY OF August, 2000 AT 9:17 A.M.
IN VOLUME 821 OF PLANNED RESIDENTIAL DEVELOPMENTS, PAGES 97-97A,
UNDER AUDITOR'S FILE NO. 22015246, RECORDS OF ISLAND COUNTY.

Suzanne Singclair
SUZANNE SINGCLAIR
COUNTY AUDITOR

James D. Sauter
JAMES D. SAUTER
DEPUTY COUNTY AUDITOR



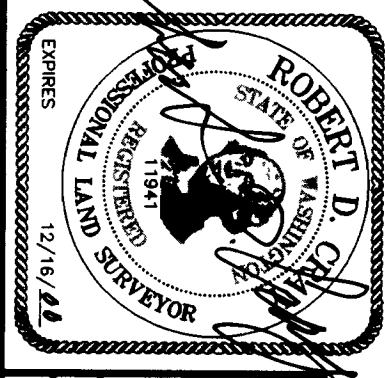
BUILDING ENVELOPES



PLANNED RESIDENTIAL DEVELOPMENT NO. PRD 002/92			
THE SHORES AT PENN COVE			
ISLAND COUNTY, WASHINGTON			
SEC. 22, TWP. 32 N., R. 1 E., WM.	DATE: 8/16/2000	DRAWN BY: RNF/ABP	DATE: 8/16/2000
FARKKEMA & KINGMA, INC.		CONSULTING ENGINEERS & SURVEYORS	675-5973
840 ST. 8TH AVE. 402E		DAK HARBOR, WA. 98277	
APPROVED BY: RDC	DATE:	SCALE: 1" = 50'	SHEET 1 OF 2

P. [REDACTED]
97A

3358724



1. BUILDING ENVELOPES FOR EACH LOT ARE SHOWN ON SHEET 1 OF 2.
2. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.
3. ALL LOT CORNERS AND POINTS OF CURVATURE ON LOT LINES ARE MARKED BY 1/2" REBAR WITH CAP. LOT NUMBERS ARE MARKED ON WOODEN STAKES BESIDE REBAR.
4. EQUIPMENT USED FOR THIS SURVEY: TOPCON GTS-4, 2" THEO. W/EDM AND PENTAX PT5-V2, 2" THEO. W/EDM CALIBRATED APRIL 9, 1998.
5. SURVEY METHOD: ALL ANGLES DOUBLED; ON CONTROL TRAVERSE, ALL DISTANCES DOUBLE MEASURED.
6. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMITS BY ISLAND COUNTY OR THE AVAILABILITY OF POTABLE WATER.
7. WATER WILL BE SERVED BY THE PENN COVE PARK WATER DISTRICT.
8. SANITARY SEWER WILL BE SERVED BY THE PENN COVE SEWER DISTRICT.
9. THIS SUBDIVISION LIES WITHIN AQUIF NOISE ZONE 2, MEANING THAT NOISE LEVELS OF BETWEEN 100 AND 115 DECIBELS MAY BE REACHED AND THE SEVERITY OF NOISE IS SUCH THAT INDIVIDUALS MAY EXPERIENCE ADVERSE HEALTH EFFECTS.

SEC. 22, TWP. 32 N., R. 1 E., W.M. ISLAND COUNTY, WASHINGTON		SHEET 2 OF 2	
DRAWN BY RNF/ABP	DATE 8/16/2000	SCALE 1" = 50'	DWG. NO. 3418
APPROVED BY RDC	DATE _____	FAKKEMA & KINGMA, INC. CONSULTING ENGINEERS & SURVEYORS 840 SE 8th Ave #102 Oak Harbor, Wa. 98277 675-5973	SHEET 2 OF 2